

MIDWEST LAND GROUP PRESENTS

71 ACRES IN

LAMAR COUNTY ALABAMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

YOUR IDEAL 71 +/- ACRE ALABAMA ESCAPE - BUILD, HUNT, AND INVEST

Discover the perfect blend of seclusion, convenience, and natural beauty on this must-see 71 +/- acre property in Vernon, Alabama. Whether you're dreaming of a weekend retreat, a future homesite, or a long-term timber investment, this property delivers exceptional value and versatility.

Water and power are already available at the road, making it easy to build your dream cabin or country home. A gas line traversing the property creates excellent food plot potential, and the diverse landscape provides endless outdoor enjoyment. Loaded with wildlife, this tract is truly a hunter's haven. The combination of pine, hardwood bottom, and natural cover creates an ideal habitat for deer, turkey, and other game. The property landscape consists of 47 +/- acres of recently thinned and burned pine plantation, 18 +/- acres of un-thinned pine plantation, and 6 +/- acres of hardwood bottom

along a scenic ditch. This mix offers both natural beauty and significant timber value for the future. Multiple stand types provide immediate and long-term timber income potential. The recently burned plantation, hardwood bottom, and un-thinned pine areas make this a strong option for timber investors. A well-maintained road runs through the property, with additional interior trails providing convenient access to all areas of the tract.

If you are looking for a private getaway with no restrictions and few neighbors, this is the property for you.

Whether you're looking to build, hunt, or invest, this property truly has it all. It is conveniently located just 10 miles from Vernon, 40 miles from Columbus, Mississippi, 57 miles to Tuscaloosa, and 96 miles to Birmingham.



PROPERTY FEATURES

COUNTY: **LAMAR** | STATE: **ALABAMA** | ACRES: **71**

- Premier homesite
- Rich recreational opportunities
- Beautiful rolling terrain
- Wildlife paradise
- Easy access
- Great location
- Timber investment
- Potential lake site
- Wildlife
- Interior trails
- Fire lanes



PREMIER HOMESITE

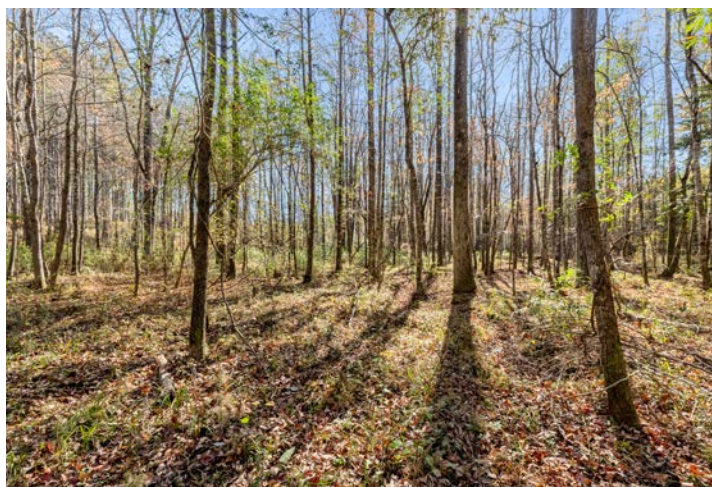
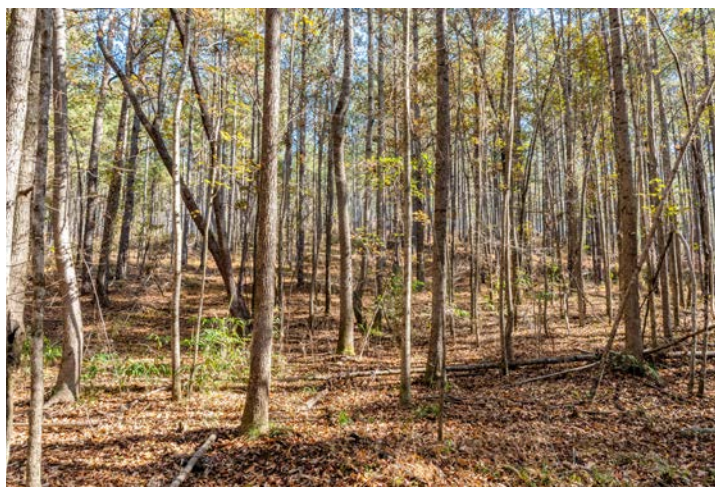
Water and power are already available at the road, making it easy to build your dream cabin or country home. A gas line traversing the property creates excellent food plot potential, and the diverse landscape provides endless outdoor enjoyment.



ROLLING TERRAIN



TIMBER INVESTMENT



GREAT LOCATION

It is conveniently located just 10 miles from Vernon, 40 miles from Columbus, Mississippi, 57 miles to Tuscaloosa, and 96 miles to Birmingham.

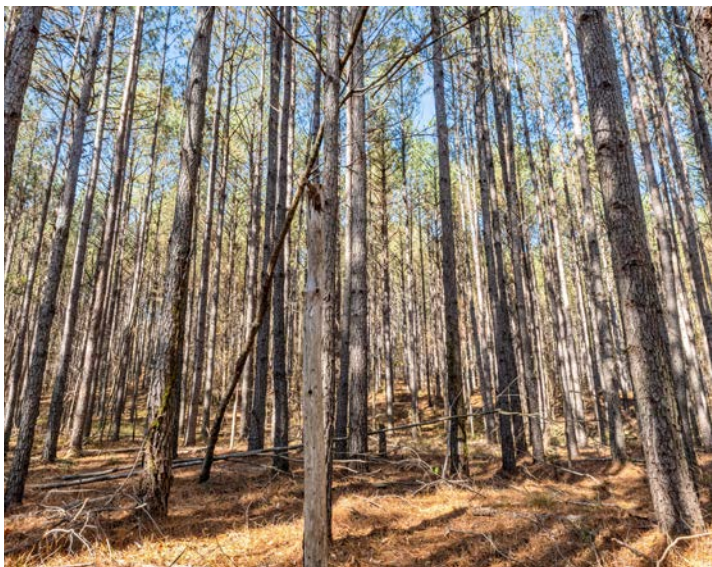
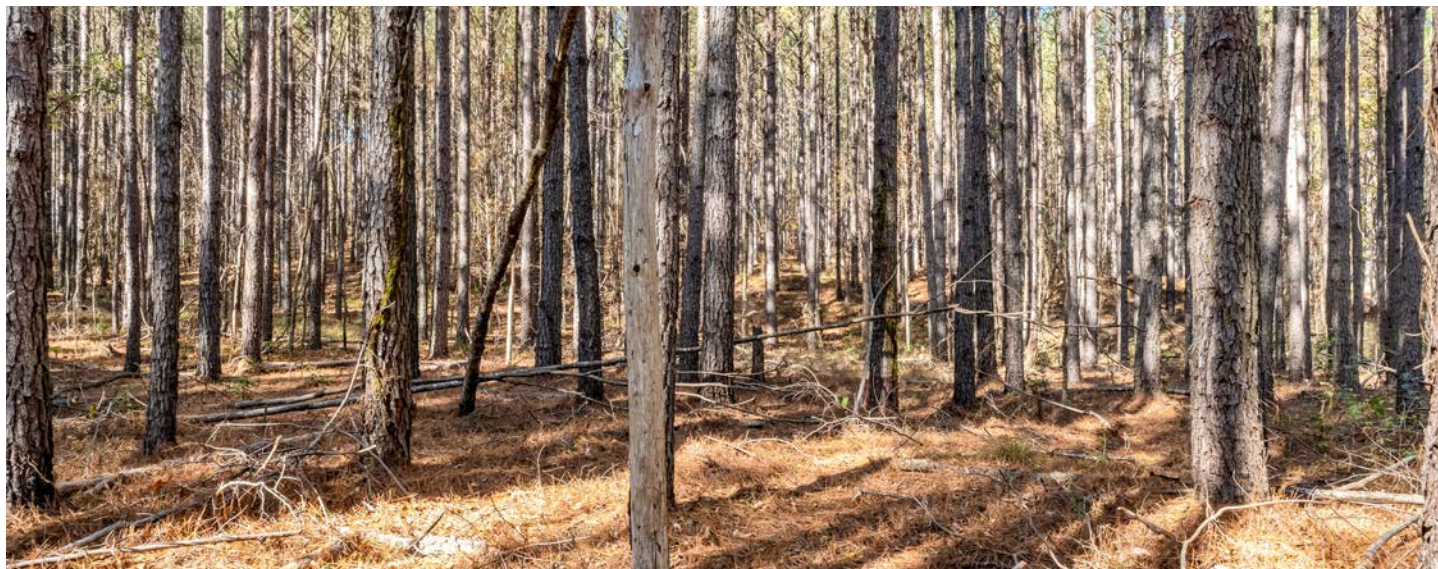


WILDLIFE PARADISE

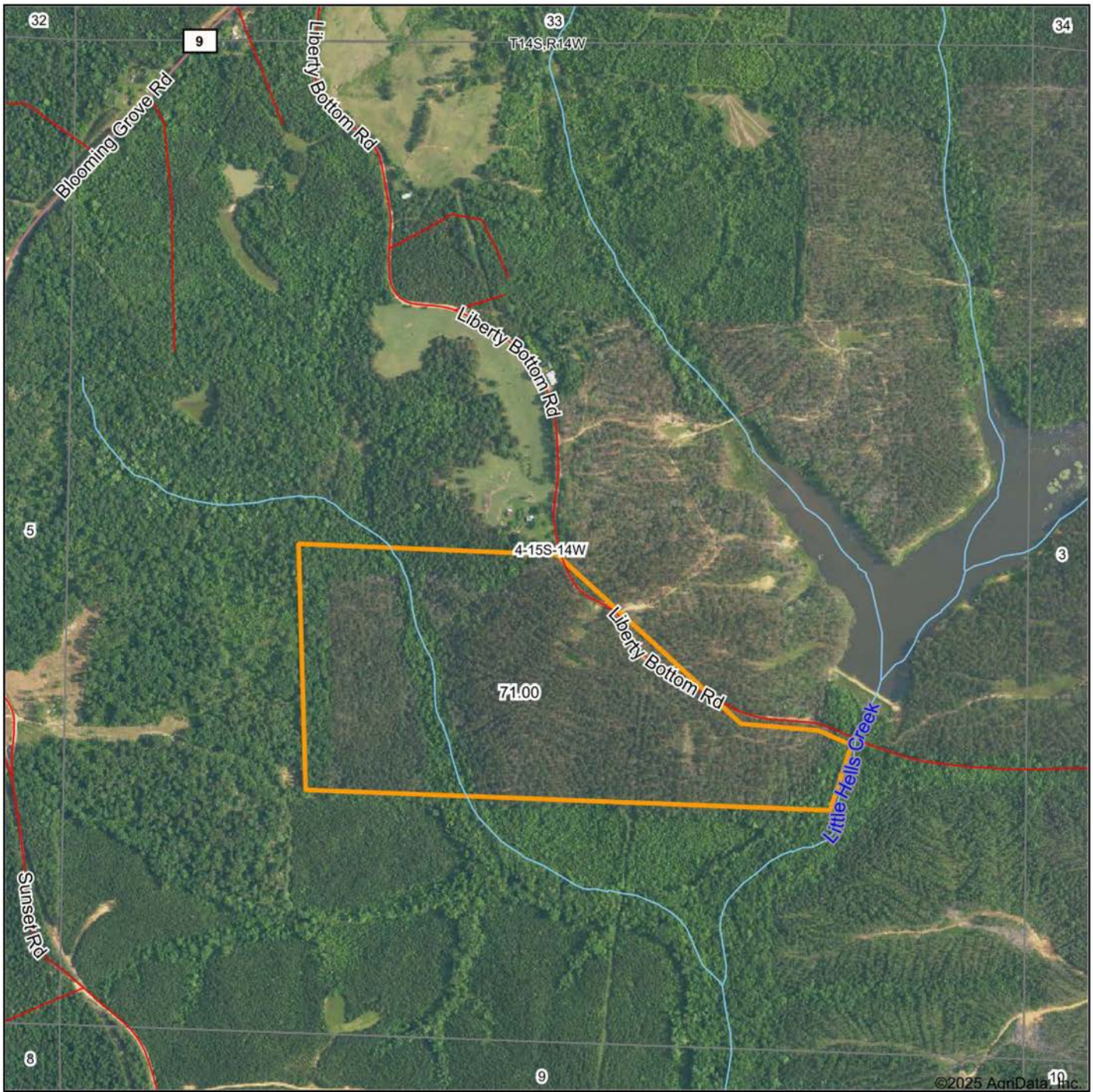
The combination of pine, hardwood bottom, and natural cover creates an ideal habitat for deer, turkey, and other game.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 33° 46' 49.17, -88° 0' 38.94

0ft 859ft 1718ft

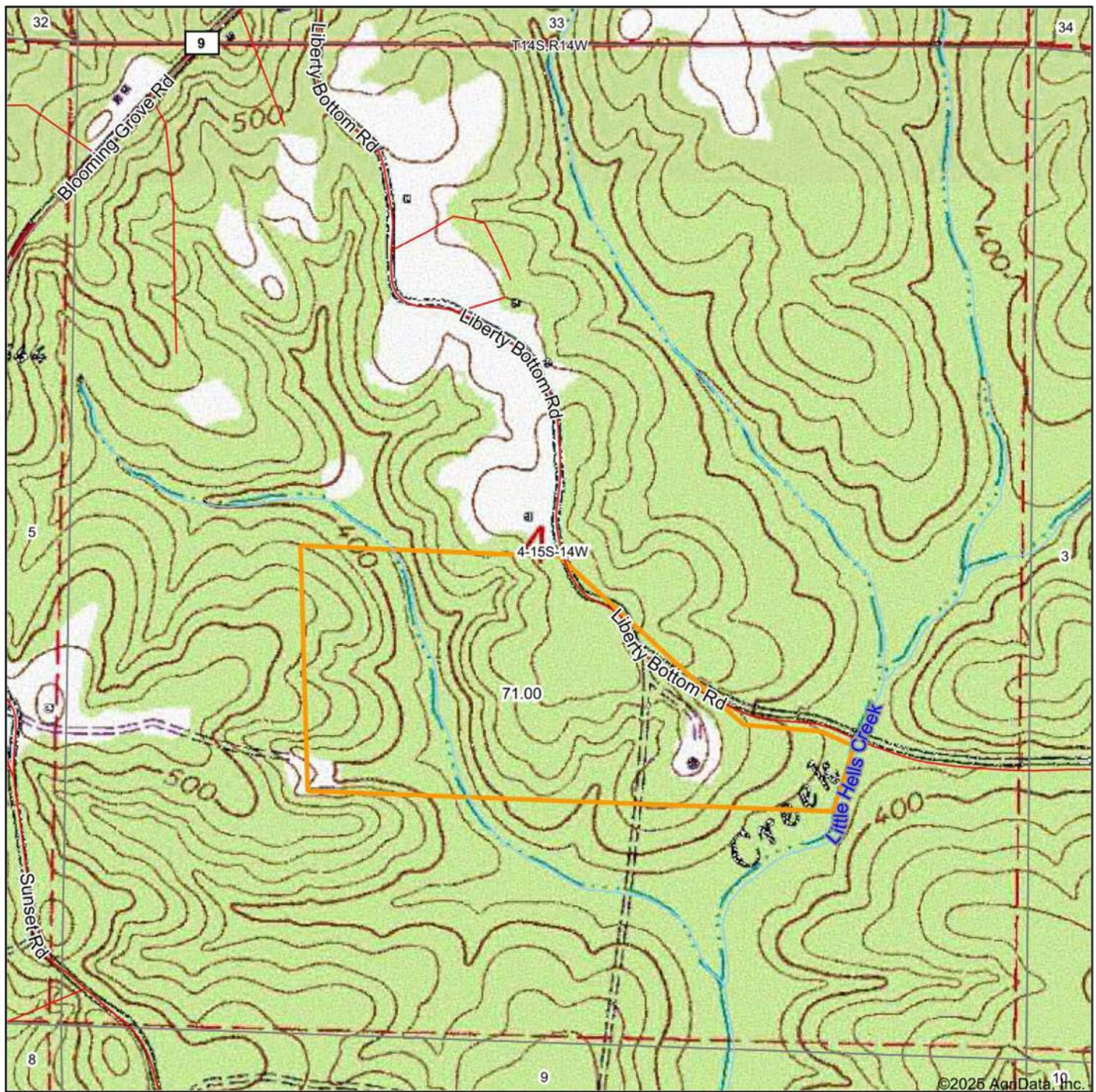
4-15S-14W
Lamar County
Alabama



11/16/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:



Map Center: 33° 46' 56.27", -88° 0' 40.89

4-15S-14W
Lamar County
Alabama

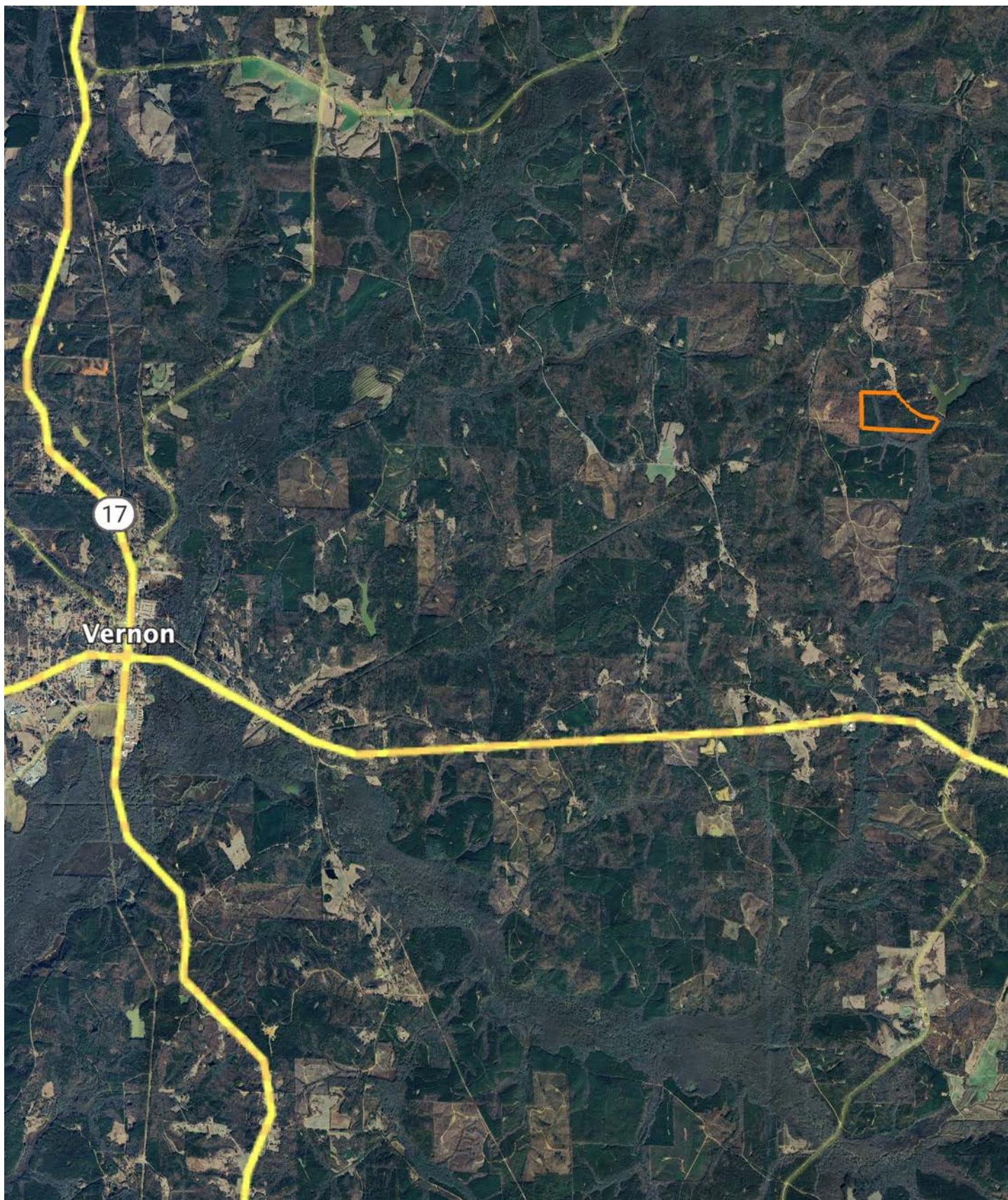
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11/16/2025

Field borders provided by Farm Service Agency as of 5/21/2008

OVERVIEW MAP



AGENT CONTACT

Chad Wheeler combines more than 25 years of forestry experience with a genuine passion for helping people. A graduate of Mississippi State University with a degree in Forestry and Forest Management, Chad has spent his entire career buying, selling, and developing land while purchasing timber across the region. His extensive background gives clients a unique advantage, he understands both the land and the timber value, providing a well-rounded approach to maximizing property potential.

Raised on a rural recreational property in North Alabama, Chad learned early the importance of proper land stewardship and habitat management. That foundation grew into a lifelong connection to the outdoors, whether hunting, fishing, or managing wildlife habitats.

Chad lives in Sulligent, Alabama, with his wife Molly and their daughters, Laura Leigh and Ella. A dedicated member of First Baptist Church, he serves as a deacon and has spent years coaching and mentoring youth through local sports programs. Clients working with Chad can expect honesty, deep local knowledge, and a commitment to helping them achieve their goals whether selling a family farm or finding the perfect North Alabama property.



CHAD WHEELER, LAND AGENT
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